

FIRST AMENDMENT TO AMENDED AND RESTATED ST. LOUIS INNOVATION DISTRICT TAX INCREMENT FINANCING (TIF) REDEVELOPMENT PLAN

THIS FIRST AMENDMENT TO AMENDED AND RESTATED ST. LOUIS INNOVATION DISTRICT TAX INCREMENT FINANCING (TIF) REDEVELOPMENT PLAN (this “**Amendment**”) is adopted by the Board of Aldermen of The City of St. Louis, Missouri (the “**City**”), in order to amend that certain Amended and Restated St. Louis Innovation District Tax Increment Financing (TIF) Redevelopment Plan dated as of March 19, 2017 (the “**2017 Amendment and Restatement**”), approved by the City by Ordinance No. 70495, which amended and restated that certain St. Louis Innovation District Tax Increment Financing (TIF) Redevelopment Plan approved by the City by Ordinance No. 69389, as revised pursuant to Ordinance No. 69523 (the “**Original Plan**,” and together with the 2017 Amendment and Restatement and this Amendment, collectively, the “**Plan**”), as follows:

1. Capitalized terms not otherwise defined herein shall have the same meaning as given them in the 2017 Amendment and Restatement, unless the context clearly indicates otherwise. This Amendment is limited to the following changes and is not otherwise intended to update the Plan; except as set forth in this Amendment, the terms and conditions of the 2017 Amendment and Restatement, including descriptions of conditions within the Redevelopment Area, remain as of the date of the Original Plan (unless otherwise noted in the 2017 Amendment and Restatement).

2. On Page 6 of the 2017 Amendment and Restatement, the paragraph labeled “**Mixed-Use Development**” is hereby deleted and replaced in its entirety in the Plan by the following:

“**Mixed-Use Development** – New development integrated with existing development that is to be retained or rehabilitated is proposed for the portion of the Redevelopment Area located to the north of Duncan Avenue in addition to other areas throughout the Redevelopment Area. As indicated by the Proposed Land Use map, all of the mixed-use developments include residential uses with various combinations of office, research, retail, and hotel uses.”

3. On Page 7 of the 2017 Amendment and Restatement, the “**Land Use**” map prepared by PGAV Planners is hereby deleted and replaced in its entirety in the Plan by the “**Land Use**” map prepared by PGAV Planners attached as **Exhibit A** to this Amendment.

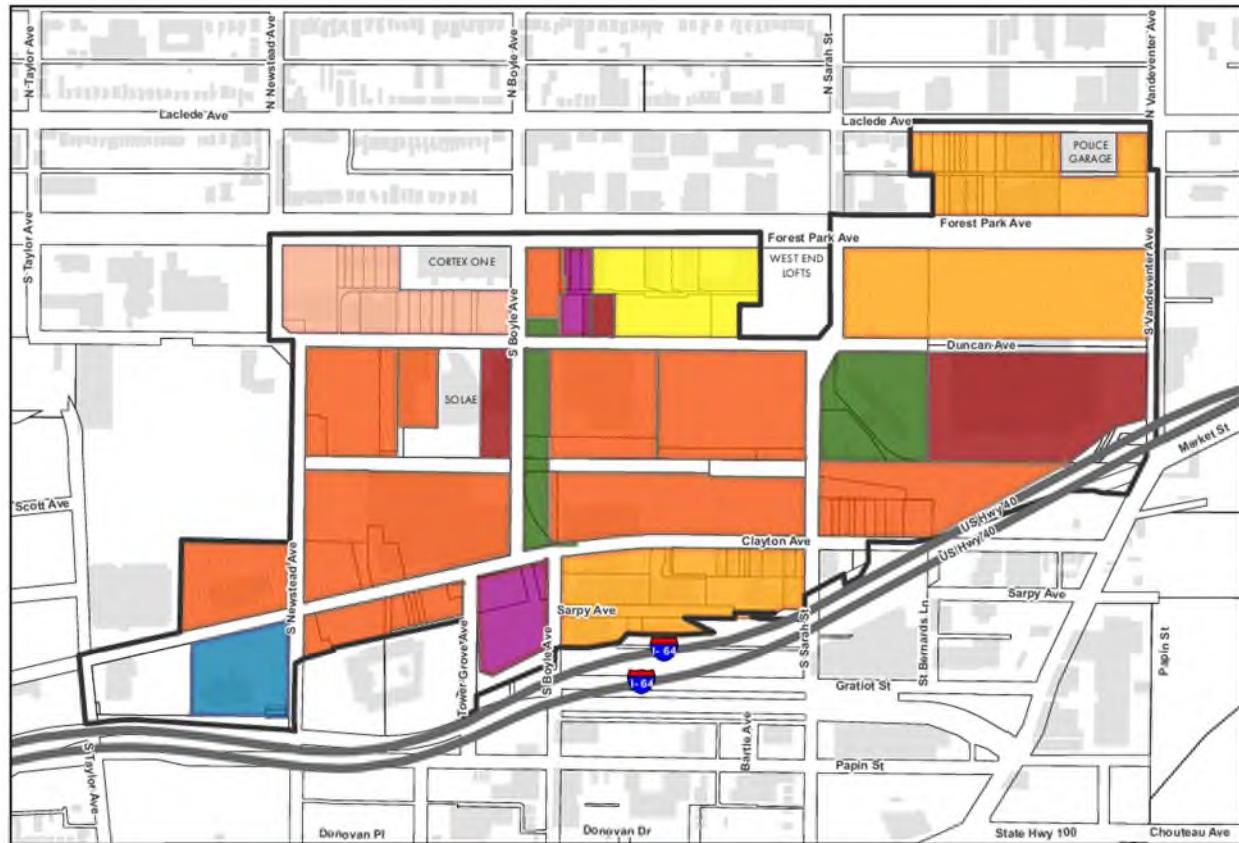
4. On Page 22 of the 2017 Amendment and Restatement, the paragraph labeled “**Redevelopment Project Area 6**” is hereby deleted and replaced in its entirety in the Plan by the following:

“**Redevelopment Project Area 6** – This RPA contains approximately 20 acres located along the north side of I-64 between Boyle Avenue and Vandeventer Avenue. The intent in this RPA is to accommodate office/lab/research and mixed-use residential/office/retail developments with support parking that will take advantage of the views from I-64.”

5. This Amendment was prepared by the Developer, St. Louis Innovation District, LLC, and approved by the Board of Aldermen of the City by Ordinance No. _____. This Amendment is effective as of the date of adoption of such ordinance.

ST. LOUIS INNOVATION DISTRICT, LLC

**EXHIBIT A TO
FIRST AMENDMENT TO AMENDED AND RESTATED ST. LOUIS INNOVATION DISTRICT
TAX INCREMENT FINANCING (TIF) REDEVELOPMENT PLAN**



Land Use

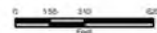
City of St. Louis, Missouri

PCAV PLANNERS

Legend

■ Retail	■ Health Care	■ Office / Research / Residential
■ Open Space / Buffer	■ Residential / Office / Retail	■ Residential / Retail
■ Hotel / Office / Retail	■ Office / Lab / Research	

Note: structure parking utilized in all areas as needed



March 2021